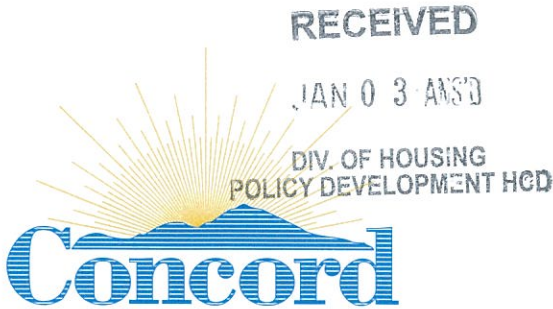


CITY OF CONCORD
PERMIT CENTER
1950 Parkside Drive
Concord, California 94519-2578

Telephone: (925) 671-3454
Fax: (925) 671-3381



CITY COUNCIL
Susan A. Bonilla, Mayor
Mark A. Peterson, Vice Mayor
Helen M. Allen
Laura M. Hoffmeister
William D. Shinn

Mary Rae Lehman, City Clerk
Thomas Wentling, City Treasurer

Lydia E. Du Borg, City Manager

December 28, 2005

Ms. Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Submittal of the City of Concord's General Plan Progress Report

Dear Ms. Creswell;

The City of Concord is submitting a General Plan Progress Report (see Attachment "1") to the State of California. The progress report includes a summary of General Plan amendments for the time period from July 2004 to December 2005 and Concord's progress in meeting its share of regional housing needs during the reporting period from 1999 to present. It should be noted that the General Plan Progress Report is scheduled for review and consideration by the Planning Commission on January 4, 2006 and by the City Council on February 7, 2006. The General Plan Progress Report complies with the requirements of the California State Government Code Section 65400 (b) by providing a progress report to the legislative body on the status of the General Plan and the progress in its implementation. The progress report is now being submitted for your review.

If you have any questions, please contact me at (925) 671-3284.

Sincerely,

Phillip Woods, AICP
Principal Planner

cc: Terry Roberts, Senior Planner, Governor's Office of Planning and Research

Robert Smith, Housing Policy Analyst, Department of Housing and Community Development (*Copy of Concord's General Plan Progress Report was sent via FAX*)

Attachment 1: City of Concord's General Plan Progress Report





REPORT TO PLANNING COMMISSION

DATE: January 4, 2006

SUBJECT: GENERAL PLAN PROGRESS REPORT

Recommendation: Consider and recommend acceptance of the General Plan Progress Report by the City Council and submission to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

I. Introduction

The Planning Commission is being asked to review and accept a report on the status of the General Plan and its implementation, including the City's progress in meeting its share of regional housing needs and information concerning the efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The purpose of the report is to apprise State government of local planning activities and facilitate the legislative process as it pertains to land use and local planning issues. The information provided in this report is intended to assist the Council and Commission in determining progress in implementing policies in the General Plan and in formulating future implementing priorities.

II. Background

The State Government Code § 65400 (b) (1) requires that the planning agency of local governments provide a report to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs pursuant to §65584. The report must be presented to the local legislative body for their review and acceptance, which in Concord's case is the City Council. This is the fourth report on the City's General Plan since it was adopted in 1994 and covers the time period from July 2004 to December 2005.

III. Analysis

A. Status of the General Plan and Implementation Progress

The City of Concord last updated its General Plan in 1994. The 'Elements' in the 1994 General Plan include Land Use, Growth Management, Transportation and Circulation, Public Services, Parks, Open Space and Conservation, Public Health and Safety. The following discussion summarizes the status and the implementation progress of individual elements during the time period from July 2004 to December 2005.

Land Use Element

The Land Use Element designates the location and extent of land use categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use diagram. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community. From July 2004 thru December 2005, the City approved four General Plan Amendments and is currently reviewing two General Plan Amendments.

Growth Management Element

The purpose of the Growth Management Element is to establish policies and standards for traffic levels of service, and to establish performance standards for parks, fire, police, sanitary facilities, water service and flood control. This comprehensive, long range element balances the demands for public facilities generated by new development with plans, capital improvement programs and development mitigation programs. The progress towards implementation included the annual Transportation Improvement Program Review and ongoing review of development projects for conformance to the Growth Management Element.

Transportation and Circulation Element

The Transportation/Circulation Element indicates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. These are correlated with the Land Use Element. The circulation system is one of the chief generators of settlement patterns, and its location, design and various modes have significant implications for environmental quality, energy use, and the character of the community. The progress towards implementation included ongoing review of development projects for conformance to the Transportation and Circulation Element.

Public Services Element

The City of Concord provides public services including law enforcement, senior and youth programs, cultural arts, and educational programs. Other agencies that provide services to the Concord area include the Contra Costa Water District providing water service, Central Contra Costa Sanitary District providing wastewater treatment and collection services, Mt. Diablo Unified School District providing public education services, Contra Costa County Fire Protection District providing fire services, Contra Costa County Community Services Department providing childcare programs, and the Contra Costa County Library System providing City library services. The progress towards implementation included ongoing review of development projects for conformance to the Public Services Element.

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The purpose of the Parks, Open Space, and Conservation Element is to identify goals, objectives and policies for the acquisition, management, preservation, and conservation of parks, open space, and natural resources. This Element is divided into sections on parks and recreation, open space, and natural resource conservation. The progress towards implementation included ongoing review of development projects for conformance to the Parks, Open Space, and Conservation Element.

Public Health and Safety Element

The Public Health and Safety Element identify goals, objectives and policies for the protection and safety of the general public concerning air quality, noise, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress towards implementation of this Element included ongoing review of development projects for conformance to the Public Health and Safety Element.

Housing Element

The City initiated a General Plan Amendment in the summer of 2001 to update the Housing Element. In January 2003, the City Council adopted the updated Housing Element. The City submitted the adopted Housing Element to the State Department of Housing and Community Development (HCD) and was certified. The 2003 Housing Element replaced the City's Housing Element that was adopted in 1990. The 2003 Housing Element focuses on the community's housing needs and strategies for meeting those needs. It also documents housing-related conditions and trends, provides an assessment of housing needs, identifies resources, opportunities and constraints, and establishes policies, programs and quantified objectives to address housing needs.

The 2003 Housing Element provides the Housing Goals, Policies and a Five Year Action Plan that are designed to implement the removal of governmental constraints to the maintenance, improvement and development of housing in Concord. For each of these goals, a series of policies are defined, with implementing programs for each policy, as appropriate. To guide program implementation, responsibilities, budget and time frame, specified and quantified objectives were established. The policies and programs are organized under the following five goal areas:

Goal 1 Housing Supply and Mix

Promote a balance supply of housing for all income group residing or who wish to reside in Concord.

Goal 2 Quality Neighborhoods

Preserve and enhance Concord's residential neighborhood and improve the quality of life for all residents.

Goal 3 Meeting Special Needs

Encourage the expansion of housing opportunities for special need groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families and homeless individuals and families.

Goal 4 Equal Housing Opportunities

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, family status, source of income, or disability.

Goal 5 Historic Preservation

Ensure the preservation of older and historical areas, homes and buildings.

The progress towards implementation of the Housing Element goals, policies and five year action plan is discussed below in the sections of "Local Efforts to Remove Governmental Constraints" and "Progress in Meeting Regional Housing Needs".

B. Local Efforts to Remove Governmental Constraints

Since the adoption of the Housing Element in January 2003, the City has taken several steps to remove governmental constraints that hinder the development of affordable housing. These include the continued implementation of the City's General Plan, initiating a comprehensive Zoning Ordinance and General Plan Update to remove the inconsistencies with the Housing Element and by approving several minor and major development projects that have significantly increased the number of housing units in the City.

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- 453 units affordable to *very low income* households
- 273 units affordable to *low income* households
- 606 units affordable to *moderate income* households
- 987 units affordable to *above moderate income* households
- 95 units in the 'Sphere of Influence' area¹

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In addition to new construction, the City has committed significant staff and financial resources to increase the supply of affordable housing throughout the City by improving the quality of older deteriorated buildings. The City believes that acquisition and rehabilitation programs are essential to the long-term quality and affordability of its housing stock. The State Department of Housing and Community Development allows limited credit toward meeting the RHNA numbers incorporated into the City's Housing Element for acquisition and rehabilitation projects. The State allows a 1:4 ratio only if the rehabilitated units were in severely deteriorated condition at the time of acquisition. For example, to receive credit for one residential unit, the State would require that four residential units be rehabilitated. It should be noted that one rehabilitated residential unit would only count as 0.25 of a unit. **Table 1** reflects the 1:4 ratio and is expressed in both whole and fraction numbers. The following is a highlight of the City's actions to increase the supply of affordable housing:

- The City and the Redevelopment Agency has loaned approximately \$4 million to a non-profit developer for the acquisition and extensive rehabilitation of the 124 unit Lakeside Apartments. The project provides 124 units of very low income rental housing for families for a minimum of 55 years;
- The City and Redevelopment Agency has loaned \$600,000 to a private developer for the purchase and rehabilitation of the 10 unit apartment complex located at 1181 Detroit Avenue. This complex was subject to code enforcement action and "red tagging". Construction was completed in February 2005. The City has restricted that

¹ The ABAG methodology for the Regional Housing Needs Determination assigned 75 percent of the housing allocation in unincorporated 'spheres of influence' to the cities, and the remaining 25 percent to the counties. The 95 units in this category reflect 75 percent of the housing that will be needed for the population growth projected in Concord's Sphere of Influence. The SOI housing need is not broken down by income category.

4 of 10 units are rented to very low income families for 55 years, and the remaining 6 units will be rented to low income families; and

- The City's first time homebuyer program has provided assistance to 32 families over the past two years, with another family in escrow. This program has assisted these low and moderate income households in the purchase of their first home, and the restrictions on the homes will ensure they remain affordable to subsequent buyers for 45 years.

Table 1 provides a detailed summary of Concord's progress in meeting regional housing needs during the reporting period from 1999 to present. The information in the table shows the number of residential units that have been built or under construction, approved or currently under review and units that have rehabilitated.

Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Built or Under Construction					
Amber Grove Subdivision				27	27
Amber Hills				26	26
Apple Group Apartments				8	8
Bourque Minor Subdivision				2	2
Caldera Place Apartments	5	6	1		12
California Street Apartments			6		6
Callenico Senior Apartments			18		18
Center Point Residential Subdivision				99	99
Concordia			1	9	10
Cowell Road Duplexes				4	4
Crystyl Ranch				454	454
Eagles Nest				8	8
Ellis Street Townhomes	15	1			16
Green Gables Court Subdivision				3	3
Hidden Grove (Sycamore Grove)			4	41	45
Kestrel Place Apartments			12		12
La Vista Court				5	5
Legacy Apartments				259	259
**Montecito				183	183
Newhaven Major Subdivision				20	20
Oakmont Senior Living	29			117	146
Parkside Residential Subdivision				61	61
Risdon Road Subdivision				5	5
Stonecrest Minor Subdivision				4	4
Tapestry Major Subdivision				36	36
Vintage Brook Senior Apartments	75	72	1		148
Vintage Place Residential Subdivision				18	18
Willow Walk		4	2	50	56
Ygnacio Alberta Residential				9	9
Other Single-family Residences				163	163
Secondary Living Units				16	16
Subtotal	124	83	45	1,627	1,879

Table 1 cont'd on next page

GENERAL PLAN PROGRESS REPORT

January 4, 2006

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Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present (cont'd)

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Approved					
Detroit Avenue Apartments		2		13	15
Granada Glen Major Subdivision				7	7
Green Gables Court				1	1
Kunz Minor Subdivision				4	4
Renaissance Square Condominiums				314	314
Ridge View Estates				6	6
Schmidt Minor Subdivision				3	3
Silverleaf Major Subdivision			4	23	27
Skyler Estates				10	10
Trailside				76	76
Vista Kellyoaks Residential Subdivision				5	5
Subtotal	0	2	4	462	468
Currently Under Review					
Palmero Place (formerly Enea Circle)			22	202	224
Esplanade Condominiums				220	220
Villa Del La Vista			1	11	12
Wisteria			4	35	39
Subtotal	0	0	27	468	495
****Rehabilitated Units					
Camara Circle Project	12	0.75			12.75
Grant Street	3.50				3.50
Jordan Court II	0.50	0.75			1.25
Lakeside Apartments	9	21			30
Maplewood & Golden Glen Apts. (1121 & 1140 Virginia Lane)	19.25	3			22.25
Standard Housing 1181 Detroit Avenue Apartments	1				1
1890 Farm Bureau Rd.		2.50			2.50
2021 Sierra Road Apartments	1				1
Victoria Apartments (1650, 1670 and 1680 Detroit Ave)	1	2			3
Subtotal	47.25	30	0	0	77.25
Total Built, Under Construction, Rehabilitated, Approved or Under Review	171.25	115	76	2,557	2,919.25
ABAG Fair Share Need	453	273	606	987***	2,319
Remaining Need	281.75	158	530	0	969.75

*Units listed in the 'Very Low' and 'Low' income categories include only those units that have been built with rental or price restrictions in place to ensure their affordability to households in these income groups. The moderate income category includes units that have been built with rental or price restrictions as well as unregulated multi-family units. All other unregulated units are listed as 'Above Moderate.'

** Montecito was developed in the City's Sphere of Influence area and subsequently annexed. It meets and exceeds the City's '95 units' of SOI housing need.

*** The additional 1,570 above moderate units provided over the fair-share requirement for above moderate units do not count toward the total units produced.

****The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Needs Analysis numbers incorporated into the City's Housing Element for acquisition and rehabilitation projects. The State allows a 1:4 ratio only if the rehabilitated units were in severely deteriorated condition at the time of acquisition. For example, to receive credit for one residential unit, the State would require that four residential units be rehabilitated. It should be noted that one rehabilitated residential unit would only count as 0.25 of a unit. Table 1 reflects the 1:4 ratio and is expressed in both whole and fraction numbers.

IV. Fiscal Impact

The General Plan Report will not have a fiscal impact on the City.

V. Public Contact

This item has been posted at the Civic Center at least 10 days prior to the public hearing.

VI. Summary and Recommendations

The General Plan Progress Report provides the Planning Commission with information regarding the implementation of the General Plan. It provides pertinent information to the Office of Planning and Research to identify necessary modifications and improvements to General Plan Guidelines. Staff recommends that the Planning Commission recommend acceptance of the General Plan Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

VII. Motion

I (Comm. _____) hereby move that the Planning Commission recommend acceptance of the General Plan Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (Seconded by Comm. _____.)

Prepared by:



Phillip Woods, AICP
Principal Planner
(925) 671-3284
pwoods@ci.concord.ca.us

Reviewed by:



Deborah Raines, AICP
Planning Manager
925-671-3369
draines@ci.concord.ca.us

FAX TRANSMITTAL



City of Concord
Department of Economic Development & Planning
Planning Division
1950 Parkside Drive, MS/53
Concord, California 94519
Phillip Woods
925/671-3284
Fax: 925/671-3381

RECEIVED

DEC 28 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Date: December 28, 2005

To: Robert Smith, Housing Policy Analyst
California State Department of Housing and Community Development

Fax No. 916-327-2643

Subject: City of Concord's General Plan Progress Report

1 of 10 pages

Dear Mr. Smith,

Please find attached a copy of the City of Concord's General Plan Progress Report. Please let me know if you need any additional information. I will be sending a hard copy of the report by post.

Thank you

Phillip Woods
Principal Planner

18



REPORT TO PLANNING COMMISSION

STAFF REPORT ITEM NO. 1

DATE: January 4, 2006

SUBJECT: GENERAL PLAN PROGRESS REPORT

Recommendation: Consider and recommend acceptance of the General Plan Progress Report by the City Council and submission to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

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GENERAL PLAN PROGRESS REPORT

January 4, 2006

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The progress towards implementation of the Housing Element goals, policies and five year action plan is discussed below in the sections of "Local Efforts to Remove Governmental Constraints" and "Progress in Meeting Regional Housing Needs".

GENERAL PLAN PROGRESS REPORT

January 4, 2006

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B. Local Efforts to Remove Governmental Constraints ✓

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- The City and the Redevelopment Agency has loaned approximately \$4 million to a non-profit developer for the acquisition and extensive rehabilitation of the 124 unit Lakeside Apartments. The project provides 124 units of very low income rental housing for families for a minimum of 55 years;
- The City and Redevelopment Agency has loaned \$600,000 to a private developer for the purchase and rehabilitation of the 10 unit apartment complex located at 1181 Detroit Avenue. This complex was subject to code enforcement action and "red tagging". Construction was completed in February 2005. The City has restricted that

¹ The ABAG methodology for the Regional Housing Needs Determination assigned 75 percent of the housing allocation in unincorporated 'spheres of influence' to the cities, and the remaining 25 percent to the counties. The 95 units in this category reflect 75 percent of the housing that will be needed for the population growth projected in Concord's Sphere of Influence. The SOI housing need is not broken down by income category.

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4 of 10 units are rented to very low income families for 55 years, and the remaining 6 units will be rented to low income families; and

- The City's first time homebuyer program has provided assistance to 32 families over the past two years, with another family in escrow. This program has assisted these low and moderate income households in the purchase of their first home, and the restrictions on the homes will ensure they remain affordable to subsequent buyers for 45 years.

Table 1 provides a detailed summary of Concord's progress in meeting regional housing needs during the reporting period from 1999 to present. The information in the table shows the number of residential units that have been built or under construction, approved or currently under review and units that have rehabilitated.

Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Built or Under Construction					
Amber Grove Subdivision				27	27
Amber Hills				26	26
Apple Group Apartments				8	8
Bourque Minor Subdivision				2	2
Caldera Place Apartments	5	6	1		12
California Street Apartments			6		6
Callenico Senior Apartments			18		18
Center Point Residential Subdivision				99	99
Concordia			1	9	10
Cowell Road Duplexes				4	4
Crystyl Ranch				454	454
Eagles Nest				8	8
Ellis Street Townhomes	15	1			16
Green Gables Court Subdivision				3	3
Hidden Grove (Sycamore Grove)			4	41	45
Kestrel Place Apartments			12		12
La Vista Court				5	5
Legacy Apartments				259	259
**Montecito				183	183
Newhaven Major Subdivision				20	20
Oakmont Senior Living	29			117	146
Parkside Residential Subdivision				61	61
Risdon Road Subdivision				5	5
Stonecrest Minor Subdivision				4	4
Tapestry Major Subdivision				36	36
Vintage Brook Senior Apartments	75	72	1		148
Vintage Place Residential Subdivision				18	18
Willow Walk		4	2	50	56
Ygnacio Alberta Residential				9	9
Other Single-family Residences				163	163
Secondary Living Units				16	16
Subtotal	124	83	45	1,627	1,879

Table 1 cont'd on next page

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Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present (cont'd)

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Approved					
Detroit Avenue Apartments		2		13	15
Granada Glen Major Subdivision				7	7
Green Gables Court				1	1
Kunz Minor Subdivision				4	4
Renaissance Square Condominiums				314	314
Ridge View Estates				6	6
Schmidt Minor Subdivision				3	3
Silverleaf Major Subdivision			4	23	27
Skyler Estates				10	10
Trailside				76	76
Vista Kellyoaks Residential Subdivision				5	5
Subtotal	0	2	4	462	468
Currently Under Review					
Palmero Place (formerly Enea Circle)			22	202	224
Esplanade Condominiums				220	220
Villa Del La Vista			1	11	12
Wisteria			4	35	39
Subtotal	0	0	27	468	495
***Rehabilitated Units					
Camara Circle Project	12	0.75			12.75
Grant Street	3.50				3.50
Jordan Court II	0.50	0.75			1.25
Lakeside Apartments	9	21			30
Maplewood & Golden Glen Apts. (1121 & 1140 Virginia Lane)	19.25	3			22.25
Standard Housing	1				1
1181 Detroit Avenue Apartments					
1890 Farm Bureau Rd.		2.50			2.50
2021 Sierra Road Apartments	1				1
Victoria Apartments (1650, 1670 and 1680 Detroit Ave)	1	2			3
Subtotal	47.25	30	0	0	77.25
Total Built, Under Construction, Rehabilitated, Approved or Under Review	171.25	115	76	2,557	2,919.25
ABAG Fair Share Need	453	273	606	987***	2,319
Remaining Need	281.75	158	530	0	969.75

*Units listed in the 'Very Low' and 'Low' income categories include only those units that have been built with rental or price restrictions in place to ensure their affordability to households in these income groups. The moderate income category includes units that have been built with rental or price restrictions as well as unregulated multi-family units. All other unregulated units are listed as 'Above Moderate.'

** Montecito was developed in the City's Sphere of Influence area and subsequently annexed. It meets and exceeds the City's '95 units' of SOI housing need.

*** The additional 1,570 above moderate units provided over the fair-share requirement for above moderate units do not count toward the total units produced.

****The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Needs Analysis numbers incorporated into the City's Housing Element for acquisition and rehabilitation projects. The State allows a 1:4 ratio only if the rehabilitated units were in severely deteriorated condition at the time of acquisition. For example, to receive credit for one residential unit, the State would require that four residential units be rehabilitated. It should be noted that one rehabilitated residential unit would only count as 0.25 of a unit. Table 1 reflects the 1:4 ratio and is expressed in both whole and fraction numbers.

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IV. Fiscal Impact

The General Plan Report will not have a fiscal impact on the City.

V. Public Contact

This item has been posted at the Civic Center at least 10 days prior to the public hearing.

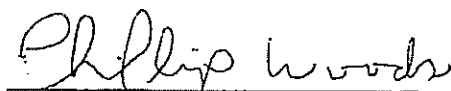
VI. Summary and Recommendations

The General Plan Progress Report provides the Planning Commission with information regarding the implementation of the General Plan. It provides pertinent information to the Office of Planning and Research to identify necessary modifications and improvements to General Plan Guidelines. Staff recommends that the Planning Commission recommend acceptance of the General Plan Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

VII. Motion

I (Comm. _____) hereby move that the Planning Commission recommend acceptance of the General Plan Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (Seconded by Comm. _____.)

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